

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

RESOLUTION NO. 2010-09

WHEREAS, the Waldorf Urban Design Study was initiated in 2008 to create a cohesive, attractive and walkable urban environment that serves as a hub for public transit within the portion of the County designated as Downtown Waldorf, and a *Downtown Waldorf Vision Plan and Design Guidelines* was created in order to implement this Study; and

WHEREAS, the Vision Plan component of the *Downtown Waldorf Vision Plan and Design Guidelines* was created to serve as a guiding document for the implementation of policies and physical improvements that will help create a framework for cohesive development in Downtown Waldorf; and

WHEREAS, a Design Guidelines component of the *Downtown Waldorf Vision Plan and Design Guidelines* was created to provide standards for the design of buildings, landscaping, or other improvements, alterations and changes to be made on a subject land or lands in Downtown Waldorf, as allowed under the provisions of Article 66B of the Annotated Code of Maryland, which empowers the Charles County Commissioners to implement such design standards to assure conformity with the intent and purpose of Article 66B and of the County's Zoning Ordinance, and of the goals and policies set forth in the current 2006 Comprehensive Plan and Associated Sub-Area Plans; and

WHEREAS, the area designated as Downtown Waldorf encompasses areas north of Acton Lane to south of Leonardtown Road, and between Route 301 and the railroad tracks as described in the *Downtown Waldorf Vision Plan and Design Guidelines*; and

WHEREAS, an eleven-member Waldorf Citizens Advisory Committee was appointed by the Charles County Commissioners in order to guide land use and development in Waldorf; and

WHEREAS, public forums were held on March 25, 2008, June 17, 2008, and December 2, 2008, to solicit input from Downtown Waldorf property owners and the public in the development of the *Downtown Waldorf Vision Plan and Design Guidelines*; and

WHEREAS, the draft *Downtown Waldorf Vision Plan and Design Guidelines*, July 2009, was forwarded to the Charles County Planning Commission; and

WHEREAS, public hearings were held on August 17, 2009 and October 19, 2009 by the Charles County Planning Commission in order to receive public comment on the *Downtown Waldorf Vision Plan and Design Guidelines*; and

WHEREAS, a subsequent work session was held by the Charles County Planning Commission on December 7, 2009 to review public comments on the *Downtown Waldorf Vision Plan and Design Guidelines*; and

WHEREAS, the Charles County Planning Commission forwarded the *Downtown Waldorf Vision Plan and Design Guidelines, July 2009* to the Charles County Commissioners recommending its adoption and incorporation by reference into the Charles County Comprehensive Plan; and

WHEREAS, a public hearing was held on March 9, 2010 before the County Commissioners of Charles County in order to receive public input on the *Downtown Waldorf Vision Plan and Design Guidelines*; and

WHEREAS, the public record was held open until March 23, 2010, 4:30 p.m.; and

WHEREAS, a subsequent work session was held by the Charles County Commissioners on April 13, 2010 to review public comments on the *Downtown Waldorf Vision Plan and Design Guidelines*; and

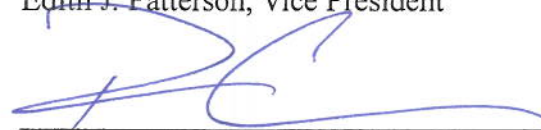
WHEREAS, the *Downtown Waldorf Vision Plan and Design Guidelines* are consistent with the 2006 Charles County Comprehensive Plan; the Economic Growth, Resource Protection, and Planning Act of 1992; and the Smart Growth Areas Act of 1997 by focusing higher-density development in the County's Development District and thus helping to preserve the rural areas of the County; and

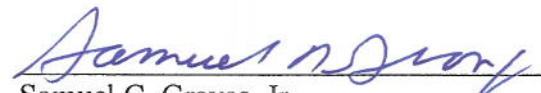
NOW, THEREFORE, BE IT RESOLVED, this 13th day of April, 2010, by the County Commissioners of Charles County that the document consisting of text, maps, and graphics, entitled *Downtown Waldorf Vision Plan and Design Guidelines, April 2010*, (shown in Attachment A), is hereby adopted as an amendment and update to the 2006 Comprehensive Plan of Charles County in accordance with Article 66B of the Annotated Code of Maryland.

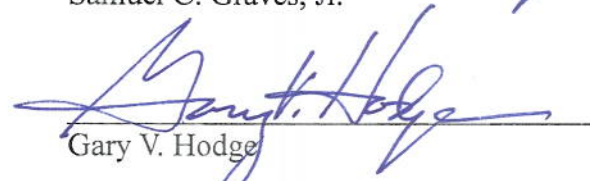
COUNTY COMMISSIONERS OF
CHARLES COUNTY, MARYLAND


Wayne Cooper, President



Edith J. Patterson, Vice President


Reuben B. Collins, II


Samuel C. Graves, Jr.


Gary V. Hodge

ATTEST:


Denise Ferguson, Clerk